

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 PARKINSON STREET WEIR VIEWS VIC 3338

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

House

Suburb

Weir Views

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

9 CORBET STREET WEIR VIEWS VIC 3338	\$500,000	14-Jun-23
18 BARNATO STREET WEIR VIEWS VIC 3338	\$550,000	17-May-23
65 HAWKESTONE STREET MELTON SOUTH VIC 3338	\$535,000	20-Jul-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 25 July 2023



9 CORBET STREET WEIR VIEWS VIC 3338

4 2 2

Sold Price

^{RS} \$500,000

Sold Date

14-Jun-23

Distance

0.08km



18 BARNATO STREET WEIR VIEWS VIC 3338

4 2 2

Sold Price

\$550,000

Sold Date

17-May-23

Distance

0.23km



65 HAWKESTONE STREET MELTON SOUTH VIC 3338

4 2 2

Sold Price

^{RS} \$535,000

Sold Date

20-Jul-23

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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